

















		Price / Status / MLS #	Subdivision	Year Built	Bedrooms	Bathrooms	Approx SQFT
1		\$100,000 2553 N RAVEN -- Mesa, AZ 85207 Closed / 4490219	Windsong @ las sendas	2001	2	2	1,131
2		\$192,500 7328 E MALLORY CIR Mesa, AZ 85207 Closed / 4453202	GRAYFOX AT LAS SENDAS	2002	3	2	2,126
3		\$204,000 3055 N RED MOUNTAIN -- 184 Mesa, AZ 85207 Closed / 4495996	Las Sendas	1996	4	2.5	2,150
4		\$215,000 3055 N Red Mountain -- 176 Mesa, AZ 85207 Closed / 4413722	Ironwood Pass at Las Sendas	1996	3	2	1,756
5		\$220,000 2835 N AVERY CIR Mesa, AZ 85207 Closed / 4502379	Las Sendas	1999	3	2	1,756
6		\$223,000 7448 E NORA ST Mesa, AZ 85207 Closed / 4492220	Grayfox at Las Sendas	2001	3	2	2,126
7		\$250,000 7152 E NORLAND ST Mesa, AZ 85207 Closed / 4454999	Trailridge at Las Sendas	2007	4	4	2,835
8		\$255,000 3055 N RED MOUNTAIN RD 143 Mesa, AZ 85207 Closed / 4418737	Ironwood Pass Unit 2 at Las Sendas	1997	4	2.75	2,451
9		\$263,500 7445 E EAGLE CREST DR 1032 Mesa, AZ 85207 Closed / 4438615	CACHET AT LAS SENDAS	2001	3	3.5	2,307
10		\$273,000 7502 E WOLF CANYON CIR Mesa, AZ 85207 Closed / 4494131	Las Sendas	2001	3	2	1,571
11		\$380,000 7635 E SANDIA CIR Mesa, AZ 85207 Closed / 4476612	Las Sendas	1999	5	4	3,426
12		\$405,000 7166 E QUARTZ ST Mesa, AZ 85207 Closed / 4505731	Desert Vista # 1 at Las Sendas	1997	5	3.75	3,426
13		\$485,000 6902 E UPPER TRAIL CIR Mesa, AZ 85207 Closed / 4388248	LAS SENDAS	1999	3	3.5	2,835
14		\$590,000 4157 N HIGHVIEW -- Mesa, AZ 85207 Closed / 4492110	Granite Preserve at Las Sendas	2004	4	3.5	3,554
15		\$750,000 7260 E EAGLE CREST DR 53 Mesa, AZ 85207 Closed / 4381797	Las Sendas	2008	5	6.5	6,169
16		\$830,000 7336 E Forest Trail CIR Mesa, AZ 85207 Closed / 4303166	Las Sendas	2009	4	6	5,726

Prepared by Chris and
Michele Keith

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Client Report (1)

2553 N RAVEN -- Mesa, AZ 85207

\$100,000



4490219 Residential Single Family - Detached Closed

Beds/Baths: 2 / 2
SF: 1,131 / County Assessor
Year Built: 2001
Pool: Community
EF: 22FR2G
Approx Lot SqFt: 4,053 / County Assessor
Apx Lot Size Range: 1 - 7,500
Level: Single Level
Dwelling Type: Single Family - Detached

Subdivision: Windsong @ las sendas
Tax Municipality:
Marketing Name:
Planned Cmty Name:
Model:
Builder Name: Maracay Homes
Hun Block: 2500 N
Map Code/Grid: Q42
Bldg Number:

Ele Sch Dist: 004 - Mesa Unified District
Elementary School: Las Sendas
Jr. High School: Fremont

High School Dist #: 004 - Mesa Unified District
High School: Red Mountain

Cross Streets: Power Rd. & McDowell **Directions:** East on McDowell, south on Ridgecrest, west on Mills St and north on Raven to property.

Public Remarks: Kitchen has matching appliances, tile on high traffic areas. Move in Ready. First 15 days only offers from owner-occupants, public entities or their designated partners will be considered. Offers from investors and second home purchasers may be submitted to HomeSteps, but they will not be considered until after the initial 15 days of the listing.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p>Approx SqFt Range: 1,000 - 1,200 Parking: 2 Car Garage; Electric Door Opener; Attch'd Gar Cabinets Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Corner Lot; Gated Community Landscaping: Desert Front Exterior Features: Covered Patio(s); Private Street(s) Complex Feature: Biking/Walking Path; Clubhouse/Rec Room; Community Pool; Community Spa; Gated Community; Golf Course; Tennis Court(s) Flooring: Carpet; Tile</p>	<p>Kitchen Features: Range/Oven Elec; Disposal; Dishwasher Master Bathroom: Full Bth Master Bdrm Additional Bedroom: Master Bdrm Split; Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Eat-in Kitchen Other Rooms: Family Room Basement Description: None</p>	<p>Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Technology: Cable TV Avail</p>	<p>County Code: Maricopa Legal Subdivision: WINDSONG AT LAS SENDAS AN: 219-25-340 Lot Number: 11 Town-Range-Section: 1N-7E-6 Cty Bk&Pg: Plat: Taxes/Yr: \$1,045.1/2010 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Agency Discl Req Possession: Close of Escrow</p>

Homeowner Association Information

<p>Homeowners Assoc: Y HOA Name: Las Sendas HOA Telephone: 480-357-8780</p>	<p>HOA Fee/Paid: \$110/Monthly Association Fee Incl: Common Area Maint; Street Maint</p>	<p>Assoc Rules/Info: Pets OK (See Rmrks); Clubhouse/Rec Center</p>	<p>Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0</p>
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Listing Dates	Pricing and Sale Info	Listing Contract Info
<p>CDOM/ADOM: 447 / 110 Close of Escrow Date: 02/22/2011 Off Market Date: 02/23/2011</p>	<p>List Price: \$104,900 Sold Price: \$100,000 Sold Price/SqFt: \$88.42 Loan Type: Cash Loan Years: 0 Payment Type: Other Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N</p>	<p>Special Listing Cond: Lender Owned Prop</p>

Listed by: Excellent Equities, LLC (rmee01)

Prepared by Chris and Michele Keith

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Client Report (2)

7328 E MALLORY CIR Mesa, AZ 85207

\$192,500



4453202	Residential	Single Family - Detached	Closed
Beds/Baths: 3 / 2 SF: 2,126 / County Assessor Year Built: 2002 Pool: Community EF: 32RDX3G Approx Lot SqFt: 6,620 / County Assessor Apx Lot Size Range: 1 - 7,500 Level: Single Level Dwelling Type: Single Family - Detached		Subdivision: GRAYFOX AT LAS SENDAS Tax Municipality: Marketing Name: Planned Cmty Name: Model: Builder Name: FULTON HOMES Hun Block: 2475 N Map Code/Grid: Q42 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: McDowell Rd & Power Rd **Directions:** Head West on McDowell, turn South onto Ridgecrest, turn South onto Raven Cir, turn West onto Mallory Cir, 2nd house on your right.

Public Remarks: Well maintained home in the Las Sendas Community. Kitchen has Maple Cabinets, black appliances include gas range and microwave, dishwasher. Both Master Bedrooms include walk in closets and full bath. 18" tile throughout common areas and bathrooms.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,001 - 2,250 Parking: 3 Car Garage Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace; No Fireplace Landscaping: Desert Back; Natural Desert Front; Synthetic Grass Back Exterior Features: Covered Patio(s) Features: Water Softener Owned; Drink Wtr Filter Sys Complex Feature: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Golf Course; Tennis Court(s)	Kitchen Features: Dishwasher; Refrigerator Master Bathroom: Full Bth Master Bdrm Laundry: Wshr/Dry HookUp Only Dining Area: Formal Basement Description: None	Const - Finish: Stucco Construction: Frame - Wood Roofing: Concrete Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public	County Code: Maricopa Legal Subdivision: GRAYFOX AT LAS SENDAS AN: 219-25-618 Lot Number: 150 Town-Range-Section: 1N-7E-6 Cty Bk&Pg: Plat: Taxes/Yr: \$1,696.88/2009 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Exist 1st Loan Terms: Disclosures: Seller Disc Avail Possession: By Agreement

Homeowner Association Information

Homeowners Assoc: Y HOA Name: HOA Telephone:	HOA Fee/Paid: \$288/Quarterly Association Fee Incl: Common Area Maint	Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrVvBt	Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 100 / 116 Close of Escrow Date: 02/04/2011 Off Market Date: 12/11/2010	List Price: \$189,500 Sold Price: \$192,500 Sold Price/SqFt: \$90.55 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N	Special Listing Cond: Short Sale Aprvl Req

Listed by: Crown Key Real Estate (ckre001)

Prepared by Chris and Michele Keith

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4495996	Residential	Single Family - Detached	Closed
Beds/Baths: 4 / 2.5 SF: 2,150 / County Assessor Year Built: 1996 Pool: Community EF: 42.5FRD2G Approx Lot SqFt: 6,800 / County Assessor Apx Lot Size Range: 1 - 7,500 Level: Two Levels Dwelling Type: Single Family - Detached		Subdivision: Las Sendas Tax Municipality: Marketing Name: Ironwood Pass Planned Cmty Name: Las Sendas Model: Builder Name: Blandford Hun Block: 7000 E Map Code/Grid: P42 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: Power Rd. and McDowell **Directions:** 202 & McDowell. East on McDowell to Ridgecrest. North on Ridgecrest to N. Red Mtn. Left on N. Red. Mtn to 1st gate on Right, Ironwood Pass. Right thru gate to 1st street on left. Left to property

Public Remarks: Terrific Mountain views, backs to open space and move-in ready! This home has everything. New interior paint and carpet throughout. Great entertaining style home with Kitchen that opens to Fam. Rm. Custom wood stair caps and crown molding in feature spaces. Beautiful back yard perfect for a pool. Fantastic value in Las Sendas. Buyer to verify all facts, figures and measurements. Buyer's due diligence is expected. This property is eligible under the Freddie Mac 1st look initiative thru 12/4/10.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,001 - 2,250 Parking: 2 Car Garage Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Mountain View (s); Gated Community; Borders Common Area Landscaping: Desert Front; Grass Back Exterior Features: Covered Patio(s); Private Street(s) Features: Vaulted Ceiling(s) Complex Feature: Biking/Walking Path; Children's Playgrnd; Community Pool Htd; Community Spa Htd; Gated Community; Golf Course; Tennis Court (s) Flooring: Carpet; Tile	Kitchen Features: Range/Oven Gas; Dishwasher; Pantry Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Upstairs; Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen Other Rooms: Family Room Basement Description: None Items Updated: Floor Yr Updated: 2010; Floor Partial/Full: Partial	Architecture: Spanish; Santa Barbara/Tuscan Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Technology: 3+ Exist Tele Lines; Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Multi-Pane Wndws	County Code: Maricopa Legal Subdivision: IRONWOOD PASS UNIT 2 AT LAS SENDAS AN: 219-19-120 Lot Number: 184 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$1,659.6/2010 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Other (See Remarks) Exist 1st Loan Terms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: Y HOA Name: HOA Telephone: 480-357-8780	HOA Fee/Paid: \$288/Quarterly Association Fee Incl: Common Area Maint; Street Maint HOA Transfer Fee Amt: \$265	Assoc Rules/Info: Clubhouse/Rec Center; Prof Managed	Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 41 / 41 Close of Escrow Date: 02/16/2011 Off Market Date: 12/30/2010	List Price: \$209,900 Sold Price: \$204,000 Sold Price/SqFt: \$94.88 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N	Special Listing Cond: Lender Owned Prop

Listed by: Move Time Realty (movt01)

Client Report (4)

3055 N Red Mountain -- 176 Mesa, AZ 85207

\$215,000



4413722	Residential	Single Family - Detached	Closed
Beds/Baths: 3 / 2 SF: 1,756 / County Assessor Year Built: 1996 Pool: Community EF: 32FRDX2G Approx Lot SqFt: 6,194 / County Assessor Apx Lot Size Range: 1 - 7,500 Level: Single Level Dwelling Type: Single Family - Detached		Subdivision: Ironwood Pass at Las Sendas Tax Municipality: Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Morning Dove Builder Name: Blandford Homes Hun Block: 6800 E Map Code/Grid: P42 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: Power & Thomas **Directions:** East on Eaglecrest, Right on Red Mountain, take 2nd Left into 'IRONWOOD PASS', veer right, home is on the Left #176.

Public Remarks: CHEF'S DELIGHT! Grow your own herbs, cook in an upgraded kitchen w/GE Monogram stainless steel appliances, custom cabinets, 6-burner gas stove, Bosch dishwasher, butcher block center island, stoneite countertops & wine refrigerator. Kitchen opens to Family Room w/gas fireplace and custom mantel. Relax in the private backyard with covered patio, raised tiled area for entertaining, gas beehive fireplace, built-in Turbo BBQ w/side burner, bench seating, planter boxes and a putting/chipping green. Workbench in garage w/extra storage area. Water softener & RO. Close to Elementary School, community pool, parks, restaurants, shopping and the 202 for easy access to the airport.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,601 - 1,800 Parking: 2 Car Garage; Electric Door Opener; Atch'd Gar Cabinets Pool - Private: No Pool Spa: None Horses: N Fireplace: 2 Fireplace; Fireplace Family Rm; Gas Fireplace; Exterior Fireplace Property Description: Golf Course Subd; Mountain View(s); Gated Community; Adjacent to Wash; Borders Common Area Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Patio; Covered Patio(s) Features: Vaulted Ceiling(s); 9+ Flat Ceilings; Water Softener Owned; Drink Wtr Filter Sys Complex Feature: Clubhouse/Rec Room; Community Pool Htd; Community Spa Htd; Gated Community	Kitchen Features: Disposal; Dishwasher; Refrigerator; Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Dwnstrs; Other Bdrm Dwnstrs; Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Other Rooms: Family Room Basement Description: None	Architecture: Territorial/Santa Fe Unit Style: All on One Level Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public; Sewer in & Cnctd Services: City Services Technology: Sat Dish TV Ownd; Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Sunscreen(s); Ceiling Fan(s); Multi-Pane Wndws	County Code: Maricopa Legal Subdivision: IRONWOOD PASS UNIT 2 AT LAS SENDAS AN: 219-19-112 Lot Number: 176 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: 409-50 Plat: Taxes/Yr: \$1,650/2009 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Non Assumable Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: Y HOA Name: Las Sendas HOA Telephone: 480-357-8780	HOA Fee/Paid: \$261/Quarterly Association Fee Incl: Common Area Maint	Assoc Rules/Info: Pets OK (See Rmrks); NoVsbble TrkTrlrRvBt; Rental OK (See Rmks); Clubhouse/Rec Center; Club, Membership Opt; Prof Managed	Rec Center: Y Cap Imprv/Impact Fee: 0.00 Land Lease Fee: \$0 PAD Fee: \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 176 / 176 Close of Escrow Date: 02/04/2011 Off Market Date: 01/31/2011	List Price: \$234,000 Sold Price: \$215,000 Sold Price/SqFt: \$122.44 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N	Special Listing Cond: N/A

Listed by: Cactus Golf Properties (cago001)

Client Report (5)

2835 N AVERY CIR Mesa, AZ 85207

\$220,000



4502379	Residential	Single Family - Detached	Closed
Beds/Baths: 3 / 2 SF: 1,756 / County Assessor Year Built: 1999 Pool: None EF: 32R2G Approx Lot SqFt: 7,426 / County Assessor Apx Lot Size Range: 1 - 7,500 Level: Single Level Dwelling Type: Single Family - Detached		Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Builder Name: Blandford Hun Block: 7400 E Map Code/Grid: P42 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: Power & McDowell **Directions:** East on McDowell, North on Ridgecrest to Silver Hawk Gate Entrance (1st Entrance on Right) Straight thru gate to Avery Circle.

Public Remarks: Attention appraisers! Read realtor remarks. Beautiful home located in the award winning community of Las Sendas. NOT A SHORT SALE!!!! 3BR 2BA home freshly painted thru-out, on cul de sac. New carpet, new lighting fixtures and ceiling fans. Kitchen features granite countertops and opens to family room. Master bath features dual sinks, separate tub and shower, Master BR features walk-in closet and an additional closet. Enjoy the amenities of Las Sendas....2 community pools, hiking trails, golf course and clubhouse. Close to schools, freeway and shopping. This home is move-in ready!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,601 - 1,800 Parking: 2 Car Garage Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Gated Community Landscaping: Gravel/Stone Front; Desert Front; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Covered Patio(s) Features: Vaulted Ceiling(s); No Interior Steps Flooring: Carpet; Tile	Kitchen Features: Range/Oven Gas; Disposal; Built-in Microwave; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Inside Laundry Dining Area: Breakfast Bar Basement Description: None	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Technology: Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan(s); Multi-Pane Wndws	County Code: Maricopa Legal Subdivision: IRONWOOD PASS UNIT 4 AT LAS SENDAS AN: 219-19-561 Lot Number: 305 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$1,591/2010 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Seller Disc Avail Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: Y HOA Name: HOA Telephone:	HOA Fee/Paid: \$316.8/Quarterly Association Fee Incl: Common Area Maint	Assoc Rules/Info: Prof Managed	Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 163 / 40 Close of Escrow Date: 02/10/2011 Off Market Date: 01/12/2011	List Price: \$225,000 Sold Price: \$220,000 Sold Price/SqFt: \$125.28 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N	Special Listing Cond: Owner/Agent

Listed by: Red Brick Realty, L.L.C. (rdbk02)

Prepared by Chris and Michele Keith

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Client Report (6)

7448 E NORA ST Mesa, AZ 85207

\$223,000



4492220	Residential	Single Family - Detached	Closed
Beds/Baths: 3 / 2 SF: 2,126 / County Assessor Year Built: 2001 Pool: Both Private & Community EF: 32FRDXPSO3G Approx Lot SqFt: 8,159 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Level: Single Level Dwelling Type: Single Family - Detached		Subdivision: Grayfox at Las Sendas Tax Municipality: Marketing Name: Paradise everyday! Planned Cmty Name: Las Sendas Model: great floor plan! Builder Name: fulton homes Hun Block: 2010 N Map Code/Grid: P42 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: Power and McDowell **Directions:** East on McDowell, past 202, right (south) on Sterling, right again (west) on Nora to your new home on right.

Public Remarks: Everything you could possibly wish + MORE! This popular open 3 bdrm + den shows like a model. Well-maintained with tons of elegant upgrades. Enter from charming front porch to the formal spaces which will wow you w/wood-like floors & custom window valances. You will love the huge overlooking kitchen, spacious great room & open den. Gorgeous light cherrywood cabinets, corian counters & upgraded appliances. 20" tile in all the right places. Custom 2 tone paint w Tuscan accents, surround sound, tasteful media center, split bedrooms all have walk in closets. Master suite has laminate wood, separate shower & tub & huge closet. Backyard fully decked out as an entertaining paradise. Pebbletec pool & spa, built in firepit, bbq center and extended patio area. Even the garage is amazing.

Master Bedroom	Bedroom 2	Bedroom 3	Dining Room	Living Room
Den		Great Room		Office

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,001 - 2,250 Parking: 3 Car Garage; Electric Door Opener; Atch'd Gar Cabinets; Separate Strge Area; Other (See Remarks) Pool - Private: Pool - Private; Heated Pool; Play Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Gas Fireplace Property Description: Golf Course Subd; North/South Exposure; Borders Common Area Landscaping: Desert Front; Desert Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s); Storage Shed(s); Built-in BBQ Features: Vaulted Ceiling(s); 9+ Flat Ceilings; No Interior Steps; Water Softener Owned; Drink Wtr Filter Sys Complex Feature: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Community Pool; Community Pool Htd; Community Spa Htd; Tennis Court(s) Flooring: Laminate; Tile; Wood	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Pantry; Non-laminate Counter; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Split; Other Bdrm Split; Master Bdrm Dwnstrs; Separate Bdrm Exit; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar; Dining in LR/GR; Dining in FR Other Rooms: Family Room; Great Room; Den/Office Basement Description: None	Const - Finish: Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public; Sewer in & Cnctd Services: City Services Technology: Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan(s); Multi-Pane Wndws	County Code: Maricopa Legal Subdivision: GRAYFOX AT LAS SENDAS AN: 219-25-482 Lot Number: 14 Town-Range-Section: 1N-7E-6 Cty Bk&Pg: Plat: Taxes/Yr: \$1,801/2010 Ownership: Fee Simple New Financing: Cash; VA; FHA Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional; Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow

Homeowner Association Information			
Homeowners Assoc: Y HOA Name: HOA Telephone:	HOA Fee/Paid: \$288/Quarterly Association Fee Incl: Common Area Maint; Street Maint	Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrVtBt; Clubhouse/Rec Center; Prof Managed	Rec Center: Y Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 108 / 108 Close of Escrow Date: 02/28/2011 Off Market Date: 02/28/2011	List Price: \$225,000 Sold Price: \$223,000 Sold Price/SqFt: \$104.89 Loan Type: VA Loan Years: 30 Payment Type: Fixed Pnts Pd By Buyer: 0 Pnts Pd By Seller: 3 Closing Cost Split: Seller Paid - S	Special Listing Cond: Pre-Foreclosure; Short Sale Aprvl Req

Listed by: HomeSmart (crl101)

with customers or clients in any manner whatsoever.



4454999	Residential	Single Family - Detached	Closed
Beds/Baths: 4 / 4 SF: 2,835 / County Assessor Year Built: 2007 Pool: Community EF: 44FRO2G Approx Lot SqFt: 5,873 / County Assessor Apx Lot Size Range: 1 - 7,500 Level: Two Levels Dwelling Type: Single Family - Detached		Subdivision: Trailridge at Las Sendas Tax Municipality: Marketing Name: Planned Cmty Name: Las Sendas Model: Builder Name: Blandford Hun Block: 3000 N Map Code/Grid: Q42 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: Power and McDowell **Directions:** East on McDowell to Ridgecrest, South to gate for Trailridge at Las Sendas, W on Nance, N on Raven, W on Norland, last house on left, Thanks!

Public Remarks: Beautiful 2007 built Blanford dream home with beautiful entryway patio, Gourmet kitchen with Kitchenaid Gas range, gorgeous granite countertops, an office on the first level, sumptuous loft area, and a truly usable floor plan. Particularly spotless and well-maintained this is a must see! Third party approval required.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,751 - 3,000 Parking: 2 Car Garage; Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Mountain View (s); Gated Community; North/South Exposure Landscaping: Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Patio; Covered Patio(s); Pvt Yrd(s)/Crtyrd(s) Complex Feature: Clubhouse/Rec Room; Community Pool Htd; Community Spa Htd; Gated Community; Golf Course; Tennis Court (s) Flooring: Carpet; Tile	Kitchen Features: Disposal; Dishwasher; Refrigerator; Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Double Sinks; Tubs with Jets Additional Bedroom: Master Bdrm Split; Other Bdrm Split; Master Bdrm Upstairs; Mstr Bdr Walkin Clst Laundry: Wshlr/Dry HookUp Only Dining Area: Eat-in Kitchen; Breakfast Bar; Dining in LR/GR Other Rooms: Family Room; Great Room; Den/Office; Bonus/Game Room; Loft Basement Description: None	Architecture: Spanish Const - Finish: Painted; Stucco; Stone Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP; SW Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Pre-Wire Sat Dish; HighSpd Intrnt Aval; Ntwrk Wrng Multi Rms Energy/Green Feature: Multi-Pane Wndws	County Code: Maricopa Legal Subdivision: TRAILRIDGE AT LAS SENDAS AN: 219-25-755 Lot Number: 68 Town-Range-Section: 1N-7E-6 Cty Bk&Pg: Plat: Taxes/Yr: \$1,951/2009 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Exist 1st Loan Terms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: Y HOA Name: Las Sendas Comm Ass HOA Telephone: 480 8297400	HOA Fee/Paid: \$300/Quarterly Association Fee Incl: Common Area Maint	Assoc Rules/Info: Pets OK (See Rmrks)	Rec Center: Y Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 167 / 171 Close of Escrow Date: 02/18/2011 Off Market Date: 02/21/2011	List Price: \$250,000 Sold Price: \$250,000 Sold Price/SqFt: \$88.18 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Buyer - B	Special Listing Cond: Pre-Foreclosure; Short Sale Aprvl Req

Listed by: Arizona Blue Sky Realty, LLC (aero01)

Client Report (8)

3055 N RED MOUNTAIN RD 143 Mesa, AZ 85207

\$255,000



4418737	Residential	Single Family - Detached	Closed
Beds/Baths: 4 / 2.75 SF: 2,451 / Builder Year Built: 1997 Pool: Community EF: 42.75FRO3G Approx Lot SqFt: 6,380 / County Assessor Apx Lot Size Range: 1 - 7,500 Level: Two Levels Dwelling Type: Single Family - Detached		Subdivision: Ironwood Pass Unit 2 at Las Sendas Tax Municipality: Mesa Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: GOLDEN EAGLE Builder Name: Blandford Homes Hun Block: 18400 E Map Code/Grid: P42 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: POWER & MCDOWELL **Directions:** East on McDowell N on Ridgcrest L on Red Mountain Right into 1st Ironwood Pass Entrance**Be Careful**Easy to overlook**

Public Remarks: NOT AN REO OR SHORT SALE**\$40 Thousand for Recent Remodel**Beautiful and Move In Ready**Popular Blandford Floor Plan**Nice Elevation with Stone Accents**Bedroom and Bath down**Three Bedrooms Plus a Loft Up**Bedrooms Up Share "Jack and Jill" Bath**Granite Slab Counter Tops**Beautiful Upgraded Raised Panel Cinnamon Spice Maple Cabinets with 42" Uppers**Travertine Tile in Bath**Porcelain Tile in Family Room, Kitchen and Entry**Beautiful New Carpet Throughout**Ceiling Fans**Two Tone Paint Nicely Done**New Stainless Steel Appliances**Lots of Windows**2" WOOD Blinds & New Duets**Balcony off Master Bedroom**Cabinets & Sink in Garage**Great Views**City Lights**Award Winning Neighborhood with lots of Amenities**

Master Bedroom	17 13	Bedroom 2	11 11	Bedroom 3	12 11	Bedroom 4	10 10	Living Room	23 14
		Family Room	14 14	Kitchen	20 10				
		Loft	14 11						

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,251 - 2,500 Parking: 3 Car Garage; Attch'd Gar Cabinets Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Golf Course Subd; City Light View(s); Mountain View (s); Gated Community; Borders Common Area Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Covered Patio(s); Balcony/Deck(s); Private Street(s) Features: Vaulted Ceiling(s); 9+ Flat Ceilings Complex Feature: Children's Playgrnd; Community Pool Htd; Community Spa Htd; Gated Community; Golf Course Flooring: Carpet; Stone; Wood	Kitchen Features: Disposal; Dishwasher; Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Other (See Remarks) Additional Bedroom: Master Bdrm Split; Master Bdrm Upstairs; Other Bdrm Dwnstrs; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Eat-in Kitchen; Dining in LR/GR Other Rooms: Family Room; Loft Basement Description: None Items Updated: Floor Yr Updated: 2006; Floor Partial/Full: Full; Kitchen Yr Updated: 2006; Kitchen Partial/Full: Partial; Bath(s) Yr Updated: 2006; Bath (s) Partial/Full: Partial	Architecture: Santa Barbara/Tuscan Const - Finish: Painted; Stucco; Stone Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Technology: Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Sunscreen(s); Ceiling Fan(s); Multi-Pane Wndws; Multi-Zones	County Code: Maricopa Legal Subdivision: IRONWOOD PASS UNIT 2 AT LAS SENDAS AN: 219-19-079 Lot Number: 143 Town-Range-Section: 2N-7E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$2,378/2009 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Seller Disc Avail Possession: By Agreement

Homeowner Association Information			
Homeowners Assoc: Y HOA Name: HOA Telephone:	HOA Fee/Paid: \$261/Quarterly Association Fee Incl: Common Area Maint; Street Maint	Assoc Rules/Info: NoVsble TrkTrlrRvBt; Club, Membership Opt; Prof Managed	Rec Center: Y Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 128 / 129 Close of Escrow Date: 02/11/2011 Off Market Date: 01/17/2011	List Price: \$269,000 Sold Price: \$255,000 Sold Price/SqFt: \$104.04 Loan Type: FHA Loan Years: 30 Payment Type: Fixed Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N	Special Listing Cond: N/A

Listed by: Re/Max Diamond (redi001)

	4438615 Residential Townhouse Closed	
	Beds/Baths: 3 / 3.5 SF: 2,307 / County Assessor Year Built: 2001 Pool: Community EF: 33.5RD XO2G Approx Lot SqFt: 136 / County Assessor Apx Lot Size Range: 1 - 7,500 Level: Two Levels Dwelling Type: Townhouse	Subdivision: CACHET AT LAS SENDAS Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: REGAL Builder Name: Cachet Homes Hun Block: 7000 N Map Code/Grid: P42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont	High School Dist #: 004 - Mesa Unified District High School: Red Mountain

Cross Streets: Power & Thomas/Eagle Crest (Eagle Crest to East) **Directions:** East on Eagle Crest to Cachet Subdivision on the south side.

Public Remarks: Gorgeous townhome located in the desired Las Sendas gated golf course community. This 2 story, 2,500+ sq ft home features, 3 bed (2 master suites), 3.5 bath, plus a LOFT, kitchen island, pantry, black appliances, Corian counters & double ovens, a beautiful fireplace & entertainment niche in the family room, neutral paint, carpet and tile, double sinks and separate shower & tub in the master. This home sits on a golf course lot w/view fencing. You will have access to the Las Sendas community pools, spas & rec center, plus the Cachet development has its own pool and 1,577 sq ft fitness and rec center.

Master Bedroom 15 14	Bedroom 3 15 13
Master Bedroom 15 14	

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,501 - 2,750 Parking: 2 Car Garage; Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Living Rm Property Description: Golf Course Lot; Golf Course Subd; Mountain View(s); Gated Community Landscaping: Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Patio; Covered Patio(s) Features: Vaulted Ceiling(s); 9+ Flat Ceilings Complex Feature: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Tennis Court (s) Flooring: Carpet; Tile	Kitchen Features: Disposal; Dishwasher; Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Split; 2 Master Bd rms; Master Bdrm Upstairs; Master Bdrm Dwnstrs; Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen Other Rooms: Great Room; Loft Basement Description: None	Architecture: Spanish Unit Style: Two Levels Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public; Sewer in & Cnctd Services: City Services Technology: Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Ceiling Fan(s); Multi-Pane Wndws	County Code: Maricopa Legal Subdivision: CACHET AT LAS SENDAS CONDOMINIUM AN: 219-17-639 Lot Number: 1032 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$2,781/2009 Ownership: Condominium New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Other (See Remarks) Exist 1st Loan Terms: Non Assumable Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow

Homeowner Association Information			
Homeowners Assoc: Y HOA Name: HOA Telephone:	HOA Fee/Paid: \$183/Monthly Association Fee Incl: Exterior Mnt of Unit; Roof Repair; Roof Replacement; Blanket Ins Policy; Front Yard Maint; Common Area Maint; Street Maint	Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrVbT; Rental OK (See Rmks); Clubhouse/Rec Center; Prof Managed	Rec Center: Y Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 156 / 156 Close of Escrow Date: 02/04/2011 Off Market Date: 01/12/2011	List Price: \$299,900 Sold Price: \$263,500 Sold Price/SqFt: \$114.22 Loan Type: Cash Loan Years: 0 Payment Type: Other Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N	Special Listing Cond: Lender Owned Prop

Listed by: Keller Williams Integrity First Realty (kwif01)



4494131	Residential	Single Family - Detached	Closed
Beds/Baths: 3 / 2 SF: 1,571 / County Assessor Year Built: 2001 Pool: Both Private & Community EF: 32RXPO3G Approx Lot SqFt: 8,792 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Level: Single Level Dwelling Type: Single Family - Detached		Subdivision: Las Sendas Tax Municipality: Maricopa - COUNTY Marketing Name: Las Sendas Planned Cmty Name: Las Sendas Model: Builder Name: Las Sendas Hun Block: 4225 N Map Code/Grid: P42 Bldg Number:	
Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont		High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: Power & Thomas **Directions:** Go East on Thomas Rd. and follow it around to the Mountain Gate entrance, which will be on the left. Once through the gate take a left on Wolf Canyon Circle and follow to the end of the cul-de-sac.

Public Remarks: Location is key! This gorgeous home sits on a corner cul-de-sac lot that backs to a wash for privacy and mature landscaping. This 3bed/2bath home has 18" tile throughout & shutters in every room. It has a cozy fireplace and an open floorplan. The kitchen has granite countertops and a gas stove. The dining area has a bay window and a big pantry. The french doors to the office/bedroom add character while the stained glass window by the front door adds charm! The master bedroom is also large with the bay window. The 3 car garage has storage, an extended drive & an RV gate. From the covered extended patio in back you will see the heated pebble tec pool w/water feature, the CITY LIGHTS, MOUNTAIN VIEWS, & BREATHTAKING SUNSETS!! Close to golf course, trails, restaurants, shopping & 202 freeway.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Parking: 3 Car Garage; Extned Lngth Garage; Electric Door Opener RV Parking: RV Gate Pool - Private: Pool - Private; Heated Pool; Play Pool Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm; Gas Fireplace Property Description: Golf Course Subd; Cul-De-Sac Lot; Corner Lot; City Light View(s); Mountain View(s); Gated Community; Adjacent to Wash; Borders Common Area Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Patio; Covered Patio(s); Private Street(s); Pvt Yrd (s)/Crtyrd(s) Features: Vaulted Ceiling(s); Water Softener Owned Complex Feature: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Tennis Court (s) Flooring: Tile	Kitchen Features: Range/Oven Gas; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Pantry; Granite Countertops Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Split; Other Bdrm Split; Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Eat-in Kitchen; Breakfast Bar Other Rooms: Great Room; Den/Office Basement Description: None	Architecture: Santa Barbara/Tuscan Unit Style: All on One Level Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Sunscreen(s); Ceiling Fan(s)	County Code: Maricopa Legal Subdivision: MOUNTAIN GATE AT LAS SENDAS AN: 219-17-787 Lot Number: 550 Town-Range-Section: 2N-7E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$1,695/2010 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Exist 1st Loan Terms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow

Homeowner Association Information			
Homeowners Assoc: Y HOA Name: Las Sendas HOA HOA Telephone: 480-357-8780	HOA Fee/Paid: \$288/Quarterly Association Fee Incl: Common Area Maint; Street Maint	Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmks); Clubhouse/Rec Center; Prof Managed	Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 65 / 66 Close of Escrow Date: 02/15/2011 Off Market Date: 01/20/2011	List Price: \$289,900 Sold Price: \$273,000 Sold Price/SqFt: \$173.77 Loan Type: Cash Loan Years: 0 Payment Type: Other Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N	Special Listing Cond: N/A

Listed by: Keller Williams Integrity First Realty (kwif02)

Prepared by Chris and
Michele Keith


*All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.
DND2 (D o N ot D isplay or D isclose) - the data in fields marked with DND2 is confidential, for agent use only, and may not be shared
with customers or clients in any manner whatsoever.*

Sunday, March 06, 2011 © 2011 [MLS](#) and
9:03 PM [FBS](#).

Client Report (11)

7635 E SANDIA CIR Mesa, AZ 85207

\$380,000

	4476612	Residential	Single Family - Detached	Closed
	Beds/Baths: 5 / 4 SF: 3,426 / County Assessor Year Built: 1999 Pool: Both Private & Community EF: 54FRDPSO3G Approx Lot SqFt: 8,900 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Level: Two Levels Dwelling Type: Single Family - Detached			Subdivision: Las Sendas Tax Municipality: Mesa Marketing Name: Highlands At Las Sendas Planned Cmty Name: Las Sendas Model: Builder Name: Blanford Hun Block: 3770 N Map Code/Grid: P42 Bldg Number:
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Las Sendas Jr. High School: Fremont			High School Dist #: 004 - Mesa Unified District High School: Red Mountain

Cross Streets: Power & Thomas **Directions:** East on Thomas(Eagle Crest)into Las Sendas,east (right)on Saddleback until you come to the stop sign. Continue across on Saddleback to gate, make a left after entering gate, then a right on on Sandia

Public Remarks: The best views in Las Sendas!! This resort style property is situated on one of the highest points this area has to offer. The evening views from the upper balcony are absolutely breathtaking to say the least. This wonderful property features a upgraded kitchen, upgraded flooring, upgraded baths, and an entertainers paradise in the private backyard. The home boasts huge bedrooms and full bath on the lower level. The master suite has it's own private balcony and sitting room, the master bath and closet will make anyone feel like they are at the spa. This place is nestled in beautiful Las Sendas golf community. This community offers too much to list and the location to freeways can't be beat. If you pictured the perfect home in AZ, this would be it!!! Don't let this gem pass you b

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 3,001 - 3,500 Parking: 3 Car Garage Pool - Private: Pool - Private; Fenced Pool; Play Pool Spa: Spa - Private; Above Ground Spa Horses: N Fireplace: Exterior Fireplace Property Description: Border Pres/Pub Lnd; Golf Course Subd; Hillside Lot; Cul-De-Sac Lot; City Light View(s); Mountain View(s); Gated Community; Adjacent to Wash Landscaping: Desert Front; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Covered Patio(s); Balcony/Deck(s); Childrens Play Area; Built-in BBQ Features: Vaulted Ceiling(s); 9+ Flat Ceilings Complex Feature: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course Flooring: Carpet; Laminate; Tile	Kitchen Features: Range/Oven Gas; Dishwasher; Built-in Microwave; Refrigerator; Walk-in Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Other Bdrm Split; Master Bdrm Upstairs; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst; Mstr Bdrm Sitting Rm Laundry: Wshr/Dry HookUp Only Dining Area: Formal; Eat-in Kitchen; Breakfast Bar; Breakfast Room Other Rooms: Family Room; Great Room; Den/Office; Loft Basement Description: None	Const - Finish: Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Gas Heat Utilities: SRP; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Multi-Pane Wndws; Multi-Zones	County Code: Maricopa Legal Subdivision: HIGHLANDS AT LAS SENDAS AN: 219-18-077 Lot Number: 319 Town-Range-Section: 2N-7E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$2,525/2010 Ownership: Fee Simple New Financing: Cash; CTL; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Non Assumable Disclosures: Seller Disc Avail; Agency Discl Req Miscellaneous: Home Warranty Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: Y HOA Name: HOA Telephone: 602-906-4940	HOA Fee/Paid: \$270/Quarterly Association Fee Incl: Common Area Maint	Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Rental OK (See Rmrks); Clubhouse/Rec Center; Club; Membership Opt; FHA Approved Prjct; VA Approved Prjct; Prof Managed	Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0 PAD Fee: \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 109 / 109 Close of Escrow Date: 02/07/2011 Off Market Date: 01/31/2011	List Price: \$389,000 Sold Price: \$380,000 Sold Price/SqFt: \$110.92 Loan Type: Cash Loan Years: 0 Payment Type: Other Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N	Special Listing Cond: Relo/Corp Aprvl Reqd

Listed by: Arizona Best Real Estate (best04)